

**CITY OF EAU CLAIRE
PLAN COMMISSION AGENDA**

Meeting of November 19, 2012

PLEASE TAKE NOTICE that there will be a meeting of the City Plan Commission on Monday, November 19, 2012, at 7:00 p.m. in the City Council Chambers, City Hall, 203 S. Farwell Street, Eau Claire, Wisconsin, on the following agenda items:

1. Public Hearing – For Recommendation
REZONING (Z-1515-12) – R-4 to C-1P – Elks Lodge

Request: To rezone a parcel from R-4 to C-1P and to adopt the General Development Plan for the existing use on the property.

Applicant: Clyde Hulbert (BPO Elks 402)

Location: 3411 Stein Boulevard
2. Public Hearing - For Recommendation
REZONING (Z-1516-12) – R-1A to R-1, Folsom Street

Request: To rezone property from R-1A to R-1.

Applicant: Romaine & Elizabeth Bergh

Location: north side of Folsom Street, west of 33rd Street
3. Public Hearing – For Recommendation
REZONING (Z-1517-12) – C-3P to R-2P, Jeffers Road
and
PRELIMINARY PLAT (P-4-12) – Jeffers Road Town Homes

Request: To rezone property from C-3P to R-2P and to adopt the General Development Plan and the preliminary plat for duplex development.

Applicant: Steve Wiggins and Steve Wurzer

Location: southeast corner of Jeffers Road and W. Shorewood Drive
4. Public Hearing – Final Action
CONDITIONAL USE PERMIT (CZ-1218) – Public Utility Tower

Request: To allow a 120' high cell tower.

Applicant: Global Tower Partners (Ken Franzen)

Location: 2210 Mercantile Drive, south of Frank Street
5. For Approval
PUBLIC HOUSING SITE APPROVAL – 615 Churchill Street

Request: To approve the site of a single-family dwelling for Substantial Rehabilitation Program.

Applicant: Eau Claire Housing Authority

Location: 615 Churchill Street

6. For Approval

PUBLIC HOUSING SITE APPROVAL – 1911 Bellevue Avenue

Request: To approve the site of a single-family dwelling for the CDBG Home Ownership Program.

Applicant: Eau Claire Housing Authority

Location: 1911 Bellevue Avenue

7. For Approval

SITE PLAN (SP-1236) – Amend the Sign Plan, 3021 Mall Drive

Request: To amend the Master Sign Plan for Noodle Wrap building.

Applicant: Pang Cher Vue

Location: 3021 Mall Drive

8. **DISCUSSION/DIRECTION**

- A. Health Chapter – Comprehensive Plan
- B. Neighborhood Plan Schedule
- C. Code Compliance Items
- D. Future Agenda Items

If you have any questions concerning any of the Plan Commission items, please call the Department of Community Development at 715-839-4914.

This notice is given in accordance with the provisions of Subchapter V of Chapter 19 of the Wisconsin Statutes.

Notice is hereby given that members of the City Council may be present at the foregoing meeting to gather information about a subject over which they have decision-making responsibility. This constitutes a meeting of the City Council pursuant to State ex rel. Badke v. Greendale Village Bd., 173 Wis.2d 553, 494 N.W.2d 408 (1993) and must be noticed as such, although the Council will not take any formal action at this meeting.

In order to accommodate the participation of persons with special needs at this meeting, the City will provide the services of a sign language interpreter or make other reasonable accommodations on request. To make such a request, please notify the City at (715)839-4902 at least 2 days prior to the meeting.

Rick Kayser, Chairperson

c: News Media